

FREMONT BOARD OF SELECTMEN**17 NOVEMBER 2005****APPROVED 11/22/2005**

The meeting was called to order at 6:10 pm. Present were Selectmen Gene Cordes and Peter Bolduc; and Town Administrator Heidi Carlson.

OLD BUSINESS

1. Selectmen reviewed the minutes for 10 November 2005. Gates moved to approve them as read. Bolduc seconded and the vote was approved 2-0-1 with Cordes abstaining.

2. Community Technical Assistance Program (CTAP) appointments for Kevin Herrmann, Representative and Jack Karcz, Alternate Representative were prepared. Motion was made by Bolduc and seconded by Gates to appoint Kevin Herrmann as representative and John (Jack) Karcz as alternate representative to the Community Technical Assistance Program (CTAP) for a period to expire in March of 2007. The vote was unanimously approved and both forms were signed. Karcz was able to go to the Clerk this evening to be sworn in. The CTAP kickoff meeting is scheduled for December 1, 2005.

Neal Janvrin came into the meeting at 6:30 pm.

3. Carlson advised the Selectmen that a contract had been received from Difeo for oil through June 30, 2006. They requested she sign and return the contract.

Dick Heselton came into the meeting at 6:45 pm.

Department Head matters were discussed beginning at 6:55 pm. Chief Janvrin presented the Selectmen with information to follow-up his meeting with the Budget Committee requesting information about repairs to the blazer as an alternative cost for purchase of a new SUV that the department is proposing for 2006. Janvrin approached several vendors and presented the Selectmen with a lengthy list of repairs necessary, as well as other items to bring it to current standards (added equipment which the Blazer does not currently have). The cost comparison is attached to the hard copy of these minutes for reference.

Janvrin submitted to the Board his two warrant article requests for 2006. These include \$3,412 for OHRV equipment (funded from the Special Revenue Account); and \$28,806 for a new SUV (with \$5,000 funded from the Special Revenue Account). Selectmen took no action at this time.

Janvrin then discussed a neighborhood issue on Andreski Drive, surrounding the residents at 24 who are constructing an addition to their house. Brande McLean has complained to the Police Department about this, including noise complaints. When Chief Janvrin explained to her the parameters of Fremont's noise ordinance, she drafted a sample that she asked him to present to the Selectmen for consideration. There was discussion about this, as well as the Town's existing ordinance and the ordinance which was tabled after a lengthy public hearing. Selectmen will take the matter under advisement.

Chief Heselton questioned the area of these complaints, indicating there had been some outdoor burning complaints in that neighborhood as well.

Heselton updated the Board on some activity from this week. He was pleased at the low cost of repairs to Valley Transportation for tank 1.

Heselton left the meeting at 7:15 pm.

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Selectmen gave Chief Janvrin a letter to follow-up his meeting with them a few weeks ago regarding personnel matters, recordkeeping, payroll and accounts payable. The Board asked Janvrin to discuss this with them, and to come to the Board if he had any questions. Janvrin left the meeting at 7:20 pm.

At 7:30 pm Janice O'Brien & Kenn Jones met with the Selectmen to discuss an open space bond for the 2006 Town Meeting. They were looking for Selectmen's input on this matter.

They explained that the committee had been discussing numbers between one and one and a half million dollars. They are currently working on approximately 3 projects that could potentially be ready for sale.

There was discussion about the fact that the residents have indicated they want to see identified projects, and that needs to be considered when discussing any dollar amount.

Members discussed the selection criteria for properties to propose to the Town as well. The projects under consideration are being brought through that process. One of the projects involves land in Brentwood and Fremont, abuts Spruce Swamp, and the existing Glen Oakes parcels.

There was discussion about smaller projects, and how they would be funded through the use of bond anticipation notes, and how to budget appropriately for the annual interest payments until a bond was obtained for the purchases.

Jones and O'Brien scheduled time with the Budget Committee at 7:00 pm on Monday November 28th to discuss issues with them as well. There is a properties sub-committee meeting on November 29th and a full committee meeting on Tuesday December 6th.

Kenn Jones left the meeting at 8:00 pm.

At 8:00 pm Conservation Commission members Jack Karcz, Janice O'Brien and Pat deBeer were present to discuss a request for rehearing to the Zoning Board of Adjustment pertaining to the Gibbs parcel 03-117 at 453 Main Street.

Members expressed their concern that this project had been approved by the ZBA and sets a precedent for projects that are within the Aquifer Protection District. Karcz presented his views that the decision did indeed violate the spirit of the ordinance, which is one of the questions rules upon when considering a variance. Karcz submitted a letter for the Selectmen outlining the basis for their concern.

The opinion from John Ryan was discussed in general terms, understood to say that the Conservation Commission could ask for a rehearing, but would not be considered to have standing to take an appeal any further than that. Commissioners said they did not want to create any adversarial position, but felt it important to let the Zoning Board understand their thought process as well as highlight the different regulations which call for strict protection of the APD areas.

Pat deBeer had copies of pertinent sections of the Fremont Master Plan: Water Resource Management and Protection dated July 1992. In this document she pointed out, are references to strict protection of these areas.

Selectmen said that if the Commission felt this way, they should go ahead and ask for the rehearing. Members will work on putting their rehearing request together and finalize it at their meeting on Monday evening.

Members left the meeting at 8:30 pm.

OLD BUSINESS CONTINUED

4. Selectmen reviewed the bond reduction again for Cooperage Forest. Guerwood Holmes confirmed on Monday this week that his questions had been answered and he was now recommending the requested release. Based on that, coupled with the positive recommendation from the Town's consulting engineer at Vollmer Associates, and the Fremont Planning Board, motion was made by Bolduc and seconded by Gates to approve a bond reduction in the amount of \$371,155 for the Cooperage Forest residential subdivision project. The vote was unanimously approved 3-0.

5. After the Conservation Commission members left the meeting, the written information from John Ryan was reviewed. The verbiage was read several times to be sure that all of the Selectmen understood the same thing. It was viewed that this opinion states the Conservation Commission cannot file a motion for rehearing. The Selectmen decided that they would have Carlson contact Jack Karcz Friday morning, explain this, and have the Commission put their information together for submission by the Board of Selectmen on their behalf. The Selectmen will review this and finalize it at their meeting on Tuesday November 22, 2005.

NEW BUSINESS

1. Selectmen reviewed and approved the payroll manifest \$22,624.02 and accounts payable manifest \$519,386.82. Both were signed.

2. Selectmen accepted with regret the resignation of Dan Cocci from the Planning Board. A return letter was sent to Mr Cocci.

3. Guerwood Holmes had asked earlier in the week about a driver for the Highway Department's new truck, indicating that Leon Holmes Jr was discussing driving his own truck this winter. Selectmen felt that the new highway truck should be driven by our full-time employee. Selectmen asked to meet with Guerwood at the next meeting if possible. Guerwood will be asked to bring Leon Jr to this meeting as well to have a discussion about winter plans.

4. The 2006 Raymond Ambulance contract had been sent to the Rescue, Fire, and Police agencies for review and comment. None were received, indicating that all agencies were comfortable with the document. Given that, and that the contract specifically discusses annual funding being dependent on the Town Meeting vote, the Selectmen signed the contract. The \$5,000 fee for 2006 has been included in the budget request.

5. Selectmen reviewed and signed the insurance stipend list. The qualifying employees are Heidi Carlson, Thom Roy, and Jason Larochelle.

6. Selectmen reviewed the 2006 Holiday schedule. They made some changes and a new copy will be generated for signature and posting.

The week prior to Christmas is a reduced schedule at town buildings. It was decided with feedback from the Tax Collector, Deputy, and Clerk's Office, that evening hours for the Selectmen, Clerk, and Collector would be held on Tuesday December 20th.

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7. Selectmen reviewed the pest management contract for Town buildings prepared by Elite Pest Management. Selectmen would like to meet with Mr Courtemanche to discuss this as there was some discussion about what it actually includes.
8. Carlson passed on to the Selectmen that thanks were received today for the Highway Department work done on Abbott Road from Donald Denney. This message had also been passed on to Leon Jr and Guerwood Holmes.
9. Selectmen discussed the Budget Committee clerical position. Linda Schiripo has been unable to return to the position, and not contacted the Board to indicate if she would be able to. Carlson has been doing the minutes, but will not be able to do so throughout the season due to the workload. Jeanne Nygren attended the last meeting and may also be able to help out. The School Board secretary, Melody Talley had been contacted in follow-up to a Budget meeting a few weeks ago, and got back to Carlson today. She would need to consult her schedule (does several other boards) to see if she is available, and may be willing to take the meetings on. She indicated she would want to be paid as a vendor in the same manner as the School Board position. Selectmen discussed this, and agreed, within the parameters of the town's requirements for the position, including timing for completion of minutes, submission, etc.
10. Selectmen reviewed several common land and conservation restricted lots within the Cornerstone Estates subdivision. It was decided to treat these the same as several other subdivisions with common land, and reattribute the value to the lots themselves. Therefore the Board discussed abating the approximately \$43 in tax bills on these lots. The forms will be drawn up for signature next week.
11. Selectmen received a letter from Attorney Ned Lucas regarding the Randall lot 07-090.3-3 that has been a topic of discussion for approximately one year since the Randall's learned the title to the property was not clear. They purchased it from a tax deed several years ago, and were advised at that time they were receiving only what interest the Town had in the property. Selectmen decided to send the matter to John Ryan for review.
12. A letter was received from SEA Consultants indicating that the Town Engineer and Guerwood Holmes had done a final inspection on Susan's Way and it was fully complete and ready to be proposed to the Town for acceptance as a town road.
13. A letter was received form the Fire Chief indicating the cistern at Tuck Woods had been approved by him.

NEXT WEEK

The Budget Committee meets at 7:30 pm on Monday November 21, 2005.

The next regular Board meeting will be held on Tuesday November 22, 2005 at 6:00 pm. All Town Offices are closed on Thursday and Friday November 24 and 25, 2005 for Thanksgiving.

With no further business to come before the Board, Bolduc moved to adjourn the meeting at 9:45 pm. Gates seconded and the vote was unanimously approved 3-0.

Respectfully submitted,

Heidi Carlson

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Town Administrator